

Department of Planning, Building and Code Enforcement

JOSEPH HORWEDEL, DIRECTOR

SUMMARY ABATEMENT ORDER AND NOTICE OF HEARING

RITA MARQUEZ &
LUZMARIE AVALOS
534 N. 12TH STREET
SAN JOSE, CA. 95112

RE: 534 & 536 N. 12th STREET
APN: 249-32-077

AGENDA ITEM:	6b
HEARING DATE:	May 23 2013
HEARING TIME:	6:30 p.m.
HEARING PLACE:	City Hall Council Chambers 200 E Santa Clara Street San Jose, CA 95113

TO THE PROPERTY OWNER AND ALL OTHER PERSONS HAVING ANY LEGAL INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY OF SAN JOSE:

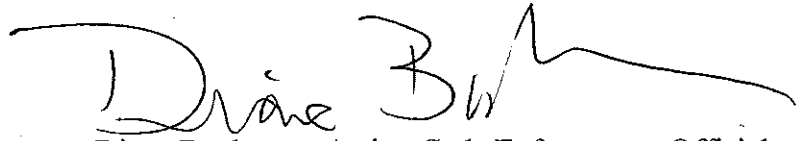
Please be advised that after inspections of the above described property by field investigators of the Code Enforcement Division, Code Enforcement found it necessary to condemn and restrict occupancy of the rear Unit #534 of the duplex due to the following imminently dangerous conditions: the ongoing, unpermitted building additions and alterations that have compromised the structural integrity of the roof endangering the occupants below; lack of required electricity or gas for heating and lighting; and the large accumulation of uncontained trash, debris and refuse located in the south and rear yards causing a harborage for vectors on the subject property. In order to abate the imminent danger, the Code Enforcement Division found it necessary to condemn the property and restrict access to rear Unit #534 until the necessary building permits have been obtained and finalized to repair the structural integrity of roof, restore electricity and gas and to properly dispose of all uncontained trash, debris and refuse located in the south side and rear yard areas. These substandard housing conditions violate San Jose Municipal Code Sections 17.20.050, 17.20.350, 17.20.900, 17.20.900 M, 17.72.030, 17.20.920 A, 17.72.040, 17.72.410, 17.72.545 A1, 24.01.130, 24.02.100.

The costs of the abatement actions, including the total cost of the actions taken and any allowable inspection fees, will be invoiced to the property owner. The invoice shall be paid within 30 days from the date that the invoice is mailed. Failure to pay the invoice amount may result in the imposition of an assessment and a lien against the property in accordance with San Jose Municipal Code Section 17.02.350.

Any person having any record, title or legal interest in the property may appear and protest the abatement action taken as identified in this Notice of Hearing at the time and place specified above. Please be advised that pursuant to San Jose Municipal Code Section 17.02.120, the City Manager may file in the Office of the County Recorder a certificate declaring the property a Public Nuisance. Failure to file a written protest prior to the hearing date or to appear at such hearing will constitute a failure to exhaust the administrative remedies.

534-536 N. 12th Street
May 8, 2013
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Should you have any questions regarding this matter, please contact Todd Waltrip, Code Enforcement Inspector, at (408) 535-4892.

A handwritten signature in black ink, appearing to read "Diane Buchanan", with a stylized flourish extending to the right.

Diane Buchanan, Acting Code Enforcement Official
Planning, Building and Code Enforcement

Enclosure

OWNER: Rita Marquez & Luzmarie Avalos
534 N. 12th Street
San Jose, CA 95112

AGENDA ITEM: 6b
HEARING DATE: May 23, 2013
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200 E. Santa Clara Street
San Jose, CA 95113

ADDRESS: 534 & 536 N. 12th Street
APN: 249-32-077

INSPECTION REPORT

Status of Property

The rear unit #534 of the duplex located at 534 & 536 N. 12th Street, San Jose, Ca. 95112 ("Subject Property"), is vacant due to the ongoing, unpermitted building additions and alterations that have compromised the structural integrity of the roof endangering the occupants below; lack of required electricity or gas for heating and lighting; and the large accumulation of uncontained trash, debris and refuse located in the south and rear yards causing a harborage for vectors on the subject property. Code Enforcement condemned the rear unit #534 of the duplex.

San Jose Municipal Code Violations

17.72.030 Prohibition of property blight.

- A. No person, whether as owner, agent, manager, operator, lessee, tenant, sub-lessee, or occupant in possession of a property, shall maintain a blighted property or cause or permit property to be maintained as a blighted property.
- B. No person, whether as owner, agent, manager, operator, lessee, sub-lessee, tenant or occupant of a property, shall take any action or allow any action to be taken at that property in violation of any provision of this chapter or any order issued pursuant to the provisions of this chapter.

17.72.040 General conditions.

The presence of any one or more of the following conditions on property constitutes property blight:

- A. Any condition that is detrimental to the public health, safety or general welfare or that constitutes a public nuisance as defined in California Civil Code Section 3480;
- B. Any condition of deterioration or disrepair that creates a substantial adverse impact on neighboring properties.

California Civil Code Section 3480 provides: A public nuisance is one which

affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.

17.72.410 Summary abatement-Imminent danger.

- A. Any condition of property blight which is reasonably believed by the city manager to be imminently dangerous to the life, limb, health or safety of the occupants of the property or to the public may be summarily abated by the city manager, in accordance with the procedures of Chapter 17.02 of this title.
- B. Actions taken to abate imminently dangerous conditions may include, but are not limited to repair or removal of the condition creating the danger and/or the restriction from use or occupancy of the property on which the dangerous condition exists or any other abatement action determined by the city manager to be necessary.

17.72.545 A1 Inadequate solid waste management.

The presence of any one or more of the following conditions on property constitutes property blight:

- A.. Any condition that is detrimental to the public health, safety or general welfare or that constitutes a public nuisance as defined in California Civil Code Section 3480;
- B. Any condition of deterioration or disrepair that creates a substantial adverse impact on neighboring properties.

California Civil Code Section 3480 provides: A public nuisance is one which affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.

On the Subject Property, the continuing and dangerous accumulation of solid waste stored in the side and rear yards poses a potential fire hazard and is an attraction for vectors in violation of SJMC 17.72.545 A1.

17.20.050 Violations of Chapter Provisions Prohibited-Responsibility

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done which does not

comply with the standards or requirements set forth in this chapter. Nothing in this chapter shall preclude a rental or lease agreement from providing that a lessee, sublessee, tenant or occupant has the responsibility for repair or maintenance. Such provision notwithstanding, the owner shall be responsible to ensure compliance with this chapter, unless otherwise specified, and shall repair, remove, reconstruct or correct any condition in any building, structure or portion thereof, which does not comply with the standards or requirements of this chapter. No person shall use, allow or suffer the use of any land, building or structure except in strict compliance with the provisions of this Title 20 (of the San Jose Municipal Code), including the development and performance standards herein, and any Permit issued pursuant hereto. The temporary or transitory nature of a use does not exempt it from this requirement.

On the Subject Property for rear unit #534, the unpermitted roof addition and conversion of the kitchen area to bedrooms are utilized for improper occupancies in violation of SJMC 17.20.050.

17.20.350 Heating

Every dwelling unit and guestroom shall be provided with heating facilities capable of maintaining a room temperature of seventy degrees Fahrenheit at a point three feet above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with Chapter 37 of the Building Code, the Mechanical Code, and all other applicable laws. No unvented fuel-burning heater shall be permitted. All heating devices or appliances shall be of an approved type.

On the Subject Property for rear unit #534, the heating is inoperable due to the gas being turned off in violation of SJMC 17.20.350.

17.20.900 Substandard Housing Defined

Housing, for purposes of this chapter, includes buildings, structures, or portions thereof used or designed or intended to be used, for human habitation or the property on which such building is located. Any housing in which there exists any of the following listed conditions is hereby deemed and declared to be a substandard housing:

17.20.900 M Improper Occupancy

1. All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed and permitted to be used for such occupancies.

2. All buildings or portions thereof which are occupied in excess of the maximum occupancy load allowed by any applicable provision of the San José Municipal Code or state law.

On the Subject Property for rear unit #534, the unpermitted room addition on the roof and the conversion of the kitchen area to bedrooms were utilized for improper occupancies in violation of SJMC 17.20.900 M.

17.20.920 General Obligation

No person, firm, corporation whether as owner or agent thereof, lessee, sublessee, tenant or occupant shall construct, enlarge, alter (other than to repair), move, equip, use, occupy or maintain any substandard building or shall cause or permit the same to be done. No person, firm or corporation shall take any action or allow any action to be taken in violation of any provision of this chapter or any order issued pursuant thereto.

On the Subject Property for rear unit #534, the unpermitted conversion of the kitchen to bedrooms and an exterior room addition located on the roof have been built and utilized for improper sleeping occupancies in violation of SJMC 17.20.920.

24.01.130 Compliance with Title Provisions Required

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure in the City, or cause or permit or suffer the same to be done, in violation of this title or in violation of any of the provisions of the Codes adopted hereunder.

On the Subject Property for rear unit #534, the unpermitted conversion of the kitchen to bedrooms and an exterior room addition located on the roof have been built and utilized for improper sleeping occupancies in violation of SJMC 24.01.130.

24.02.100 Permits Required (UAC 301.1)

No building, structure or building service equipment regulated by this Title 24 of the Municipal Code and the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a separate, appropriate permit for each building, structure or building service equipment has first been obtained from the Building Official.

On the Subject Property for rear unit #534, the unpermitted conversion of the kitchen to bedrooms and an exterior room addition located on the roof have been built and utilized for improper sleeping occupancies in violation of SJMC 24.02.100.

Chronology

- 4/2/2013 Code Enforcement Inspector Todd Waltrip researched the AMANDA permitting system to verify if any building permits had been obtained by the property owners to correct building violations located on the Subject Property per Appeals Hearing Board Resolution #12-42. The Order to Correct required the property owners to:
1. On or before Dec. 1, 2012, the Property Owner shall (2) demolish the unpermitted south and rear room additions; (3) relocate the water heater to its original location adjacent to the kitchen in unit #534; (4) repair the heating facilities so that a room temperature of sixty eighty degrees Fahrenheit can be maintained; (5) provide a final clearance inspection report for the water and wall heaters from PG&E. If the heating facilities or water heater can not be repaired, the replacement of the each requires a permit from the Building Division; (6) provide sufficient hot water to the bathroom and kitchen fixtures for unit #534; (7) remove the unpermitted electrical outlet box installed underneath the subpanel located on the south side wall. Label the corresponding breakers in the electrical service panel. All work must be completed by a licensed electrician and provide a copy of the invoice for the service, which should state the problem and list in detail all corrective remedial work; and (8) properly dispose of all demolition construction debris and all other miscellaneous trash, refuse and solid waste from the exterior yard areas of the Subject Property.
 2. On or before Dec. 31, 2012, the Property Owner shall, submit three (3) copies of a Site Plan (all buildings on property), existing and proposed floor plan for the rear unit of the duplex to include a Scope of Work to repair/revert all unpermitted interior and exterior building alterations i.e. kitchen, bedroom, original wall heater location, removal of two (2) south side walls sections for a door and attic access from side yard. Scope of work to include a roof framing plan for the roof area removed for the unpermitted room addition built on top of the roof of unit #534.
 3. On or before January 29, 2013, obtain the required Building Division permits to correct all building code violations to revert Unit #534 back to its original use and configuration.
 4. On or before Feb. 28, 2013, cease all improper occupancies at the property and maintain the property thereafter without improper occupancies.
 5. On or before March 29, 2013, complete all corrective building work and obtain a final clearance inspection (final permit) from the Building Division.

Inspector Waltrip verified that building permits had not been issued by the Building Division to revert rear unit #534 back to its original use and configuration by the Order to Correct due date of March 29, 2013.

4/2/2013 Code Enforcement Inspectors Steve Kelly, Dave Pieruccini, Todd Waltrip and Building Inspector Doug Perasso arrived at the Subject Property to conduct a compliance reinspection for Appeal Hearing Board Resolution #12-42. Inspector Waltrip briefed San Jose Police Officers Daniel Ichige #3365, Jeffrey Banister #3365 and Legal Analyst Barry Witt of the City Attorney's Office that the compliance reinspection was to determine a possible condemnation of rear unit #534 for improper occupancies, lack of electricity and gas, accumulation of debris, and assess the structural integrity of Unit #534 due to the partial removal of the roof for the ongoing expansion of the unpermitted room addition.

Officer Ichige and Inspector Waltrip approached the door of front unit #536. Inspector Waltrip spoke with Cruz Moreno and explained City staff was on site to request an interior and exterior inspection of rear unit #534 to determine compliance with Appeals Hearing Board Resolution #12-042. Mr. Moreno escorted all City staff down the driveway to the rear unit to locate his adult step son Danny Pantoja. During the time Mr. Moreno was looking for Danny Pantoja in the rear unit, two females and three males departed from the rear yard. Danny Pantoja was observed coming out of a door of the roof addition and was requested to come down by the San Jose Police Officer Fernando Pedreira #3429.

Inspector Waltrip met with property owner Rita Marquez and explained today's compliance reinspection was to determine a possible condemnation of the rear unit #534 for improper occupancies, lack of electricity and gas, accumulation of debris, and for the structural integrity of the unit due to the partial removal of the roof for the ongoing expansion of the unpermitted room addition. Mrs. Marquez stated the electricity was shut off by Pacific Gas & Electric to both units of the duplex. Inspector Waltrip requested to inspect the interior of the rear unit #534 to determine if any of the required corrections had been completed per the Appeals Hearing Board Resolution #12-42. Mrs. Marquez gave permission to inspect the interior of rear unit #534 but stated she did not have any keys to provide access.

Inspector Waltrip knocked on all exterior doors of rear unit #534 including the two (2) unpermitted doors installed on the south side exterior wall. There was no response from anyone inside the unit and all doors now listed with as B1, B2, B3 and B4 were closed and locked. Inspector Waltrip met with Norma and Danny Pantoja and requested access to conduct an interior inspection of rear unit #534. Danny Pantoja stated he would allow access another day but not today. Inspector Waltrip asked Mr. Pantoja if the unpermitted room addition on the roof was currently occupied by anyone for living or sleeping purposes. Mr. Pantoja responded "no".

Building Inspector Perasso inspected the exterior of the roof room addition which had now been enlarged by extending the room over the south side setback area. Building Inspector Perasso notified Inspector Waltrip that the rear unit #534 should be condemned from any further occupancy. Building Inspector Perasso stated the ongoing, unpermitted building alterations have compromised the structural integrity of the roof due to the removal of the previously existing roof rafters and trusses to install the walls of the unpermitted room addition, the weight of the room addition on the roof, and for the expansion of the room now partially located over the side setback.

Inspector Waltrip notified Norma and Danny Pantoja that Code Enforcement would proceed with obtaining an Inspection Warrant to access the interior of unit #534 as all doors were currently locked after three individuals were observed leaving the rear yard prior to our attempted inspection. Inspector Waltrip stated if an Inspection Warrant is approved, Code Enforcement staff would return to serve the Inspection Warrant to gain access into the rear unit. Mr. Pantoja stated to Inspector Waltrip to come back any other day and he would provide access into the rear unit. Norma Pantoja stated the property is currently listed as a short sale with realtor Michael Mendoza at (408) 639-8285.

Eight (8) digital photographs were taken of the exterior inspection of the rear unit including a large accumulation of uncontained debris, trash and other miscellaneous refuse located in the south side and rear yard areas of the Subject Property. See true and correct photographs attached hereto as **Exhibit A**.

4/10/2013 Inspector Pieruccini and Inspector Waltrip arrived at the Subject Property to attempt another interior inspection of rear unit #534. Inspector Waltrip spoke with Mr. Moreno who stated he did not want to have anything to do with the rear unit but confirmed Danny was "back there somewhere". Mr. Moreno gave permission to Inspectors Waltrip and Pieruccini to walk to the rear unit to locate Danny Pantoja.

Inspector Waltrip knocked on all exterior doors listed as B1, B2, B3 and B4 but there was no response from anyone inside unit #534. An unknown adult male arrived on bike and Inspector Waltrip asked if he was a tenant of the rear unit. The man responded that he lived in the rear unit of the duplex and then stated he "stays in the unit sometimes". Inspector Waltrip asked the male if Rick Boynton was still a resident of the rear unit. The man stated to Inspector Waltrip that Rick Boynton is still a resident of the rear unit currently listed as B3 but stated Mr. Boynton was not home.

Inspector Waltrip asked if Danny Pantoja resided in the roof addition on top of the unit. The male stated Danny resides in a 1st floor bedroom of the rear unit that is now accessible from a door that was installed in the south wall. Inspector Waltrip walked over to the south side setback area and knocked on both of the unpermitted doors installed on the exterior wall. There was no response from

either door. Inspector Waltrip then walked back to the rear yard area and saw Rick Boynton outside the exterior door of B3. Inspector Waltrip requested an interior inspection of Mr. Boynton's living area to verify if any housing violations had been corrected per the Order to Correct listed in Appeals Hearing Board Resolution #12-42. Also, an inspection was requested to determine if there was any improper occupancy of the original water heater location, the kitchen and the roof room addition.

Mr. Boynton stated the original water heater location is now used for storage only. Inspector Waltrip requested an inspection of Mr. Boynton's living area in the rear unit but was denied access. Inspector Waltrip asked Mr. Boynton if anyone was currently residing in the rear bedroom which now has a new unpermitted exterior door listed as B4. Mr. Boynton stated B4 is occupied by a mother and her adult daughter. Inspector Waltrip knocked on the exterior door B4 and the occupant Eva Romero answered. Inspector Waltrip provided Ms. Romero with a business card and explained the property owners were required to correct building and housing violations for the rear unit. Inspector Waltrip requested an interior inspection of the Ms. Romero's bedroom area to determine if any corrections had been completed per the Order to Correct listed in Appeals Hearing Board Resolution #12-042. Ms. Romero denied Inspector Waltrip's request to inspect her bedroom area of the unit. Inspector Waltrip explained to Mr. Boynton and Ms. Romero that Code Enforcement may proceed with obtaining an Inspection Warrant to access the rear unit which may result in a possible condemnation of the unit for substandard housing and building conditions.

4/11/2013 At 2:10 p.m., Inspector Waltrip arrived on site and met Mr. Moreno to investigate a new complaint of a black pipe connected from the side of the roof room addition with the other end of the pipe located in the vacant rear yard of 532 N. 12th St. Mr. Moreno stated the occupants of the roof room addition use the black pipe to drain urine from a bucket through the pipe into the rear yard of the adjacent property. Inspector Waltrip walked down the driveway of the vacant residence located at 532 N. 12th St. and opened the unlocked gate. Inspector Waltrip observed the end of a black pipe on the concrete pad of the rear yard that was connected to the roof addition of the rear unit #534. Inspector Waltrip did not observe any fecal matter at the end of the pipe or discoloration of the concrete but detected a strong urine odor near the end of pipe. Inspector Waltrip told Mr. Moreno to remove the pipe immediately from the rear yard of 532 N. 12th St. and to disconnect it from the room addition on the roof. Mr. Moreno stated he would tell Danny Pantoja to remove the pipe today. Inspector Waltrip took six (6) digital photographs of the black pipe, roof room addition and large pile of demolition debris located in the south side yard. See true and correct photographs attached hereto as **Exhibit B**.

4/11/2013 At 4:25 p.m. Inspector Waltrip met with Acting Code Enforcement Official (C.E.O.) Diane Buchanan and explained the rear Unit #534 is currently occupied by residents, which was verified on April 10, 2013. Inspector Waltrip explained

today's site inspection verified the unpermitted roof room addition has a black pipe that is being utilized to drain urine from the room into the rear yard of 532 N. 12th St. C.E.O. Buchanan authorized the condemnation of rear unit from any occupancy effective today and notified Inspector Waltrip to post condemnation signs on all exterior doors and have all occupants immediately vacate rear unit #534.

4/11/2013 At 4:50 p.m. Inspector Waltrip with the escort of a San Jose Police Officer walked up to the front unit #536. Inspector Waltrip explained to Cruz Moreno and Norma Pantoja that Code Enforcement was on site to immediately condemn the rear unit #534 from any further occupancy due to the imminently dangerous, ongoing unpermitted building additions and alterations that has compromised the structural integrity of the roof endangering the occupants below; lack of required electricity or gas for heating and lighting; the large accumulation of uncontained trash, debris and refuse located in the south and rear yards; and for utilizing a pipe to drain urine onto the property located at 532 N. 12th St

Inspector Waltrip walked to the rear unit #534 and started knocking on the 1st two doors listed as B1 and B2. Several females (names unknown) began to leave the unit by removing their personal items inside an enclosed bedroom now located in the previously existing kitchen area. One of the two women stated she had lived in the upstairs room for approximately the past two weeks and paid \$200.00 rent to Danny Pantoja. Inspector Waltrip observed a ladder located inside the previously enclosed water heater room. The roof above the water heater room has been removed to access the interior of the unpermitted room addition located on the roof.

Inspector Waltrip walked to the rear yard and knocked on the exterior doors listed as B3 occupied by Rick Boynton & Larry (last name unknown) and (B4) occupied by Eva Romero and her adult daughter (name unknown). Inspector Waltrip told Mr. Boynton, Ms. Romero and her adult daughter they all had to immediately vacate the rear Unit #534 as it is now condemned from any future occupancy. Inspector Waltrip told all occupants they had to leave and per S.J.P.D., had ten (10) minutes to remove any personal items that they may need. All occupants departed after approximately thirty (30) minutes. Inspector Waltrip posted a red condemnation sign on seven (7) exterior doors of unit #534-three (3) in the front, two (2) in the rear for B3 & B4; and two (2) for the exterior doors installed on the south side wall to the rear unit.

Inspector Waltrip explained to Cruz Moreno and Danny and Norma Pantoja that no person is allowed to return tonight to remove any items or to access the rear unit for any reason as it has been condemned for any future occupancy. Inspector Waltrip took eight (8) digital photographs of the red condemnation signs posted on rear unit #534. See true and correct photographs attached hereto as **Exhibit C**.

05/06/2013 Code Enforcement Inspector Todd Waltrip researched the Santa Clara County Assessor records and the Santa Clara County Records and confirmed the property is owned by Rita Marquez and Luzmarie Avalos ("Property Owner") and the mailing address on record is 534 N. 12th Street, San Jose, Ca. 95112.

CODE ENFORCEMENT STAFF RECOMMENDATIONS

Staff recommends that the San Jose Appeals Hearing Board uphold the abatement actions taken by the City of San Jose to condemn the rear unit #534 on the property and uphold the restriction from use of occupancy unless and until:

1. A permit has been obtained and finalized for the removal of the structure on the roof of the 534 N. 12th Street;
2. A permit has been obtained and finalized for the repair of the roof of 534 N. 12th Street.
3. The gas and electricity is restored to 534 N. 12th Street.
4. The property at 534 N. 12th Street is suitable for occupancy pursuant to San José Housing Code Section 17.20.900.

ATTESTING STATEMENT OF CODE ENFORCEMENT INSPECTOR

1. I am the Code Enforcement Inspector for the City of San Jose assigned to investigate the potential Municipal Code Violations at 534 & 536 N. 12th Street, that are the subject of this Inspection Report.
2. I have prepared and reviewed this Inspection Report and can attest to the truth of the matters stated above.



Todd Waltrip
Code Enforcement Inspector

Exhibit A



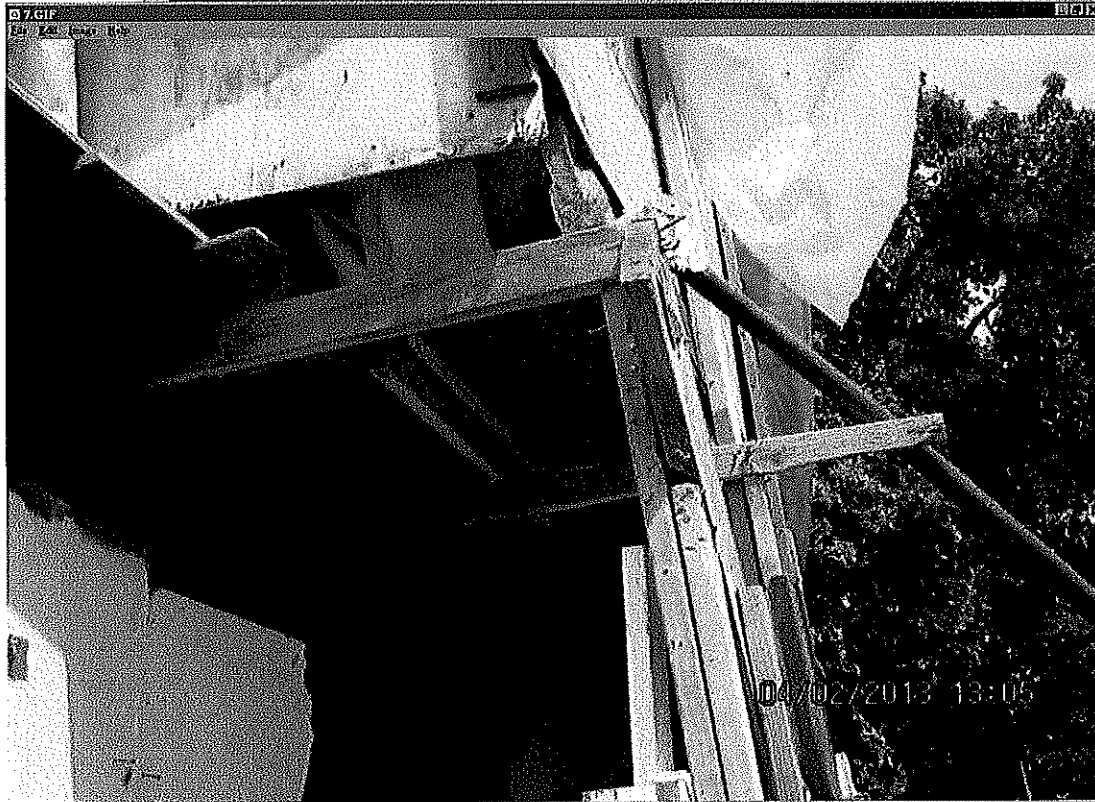
APRIL 2, 2013-ACCUMULATION OF DEBRIS IN REAR YARD



APRIL 2, 2013-UNPERMITTED ROOM ON ROOF & MISSING ELECTRIC PANEL



APRIL 2, 2013-UNPERMITTED DOORS INSTALLED ON SOUTH WALL

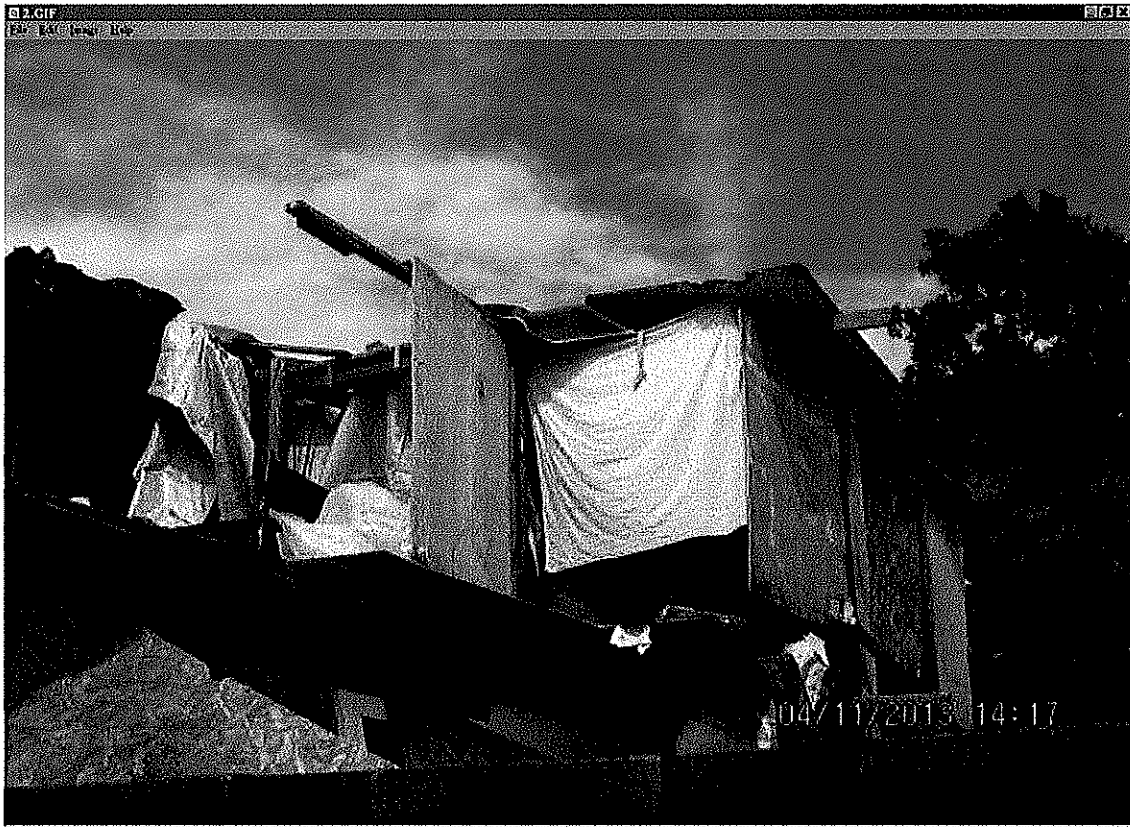


**APRIL 2, 2013-UNPERMITTED ROOM ADDITION ON ROOF NOW EXTENDING
OVER THE SOUTH SIDE SETBACK.**

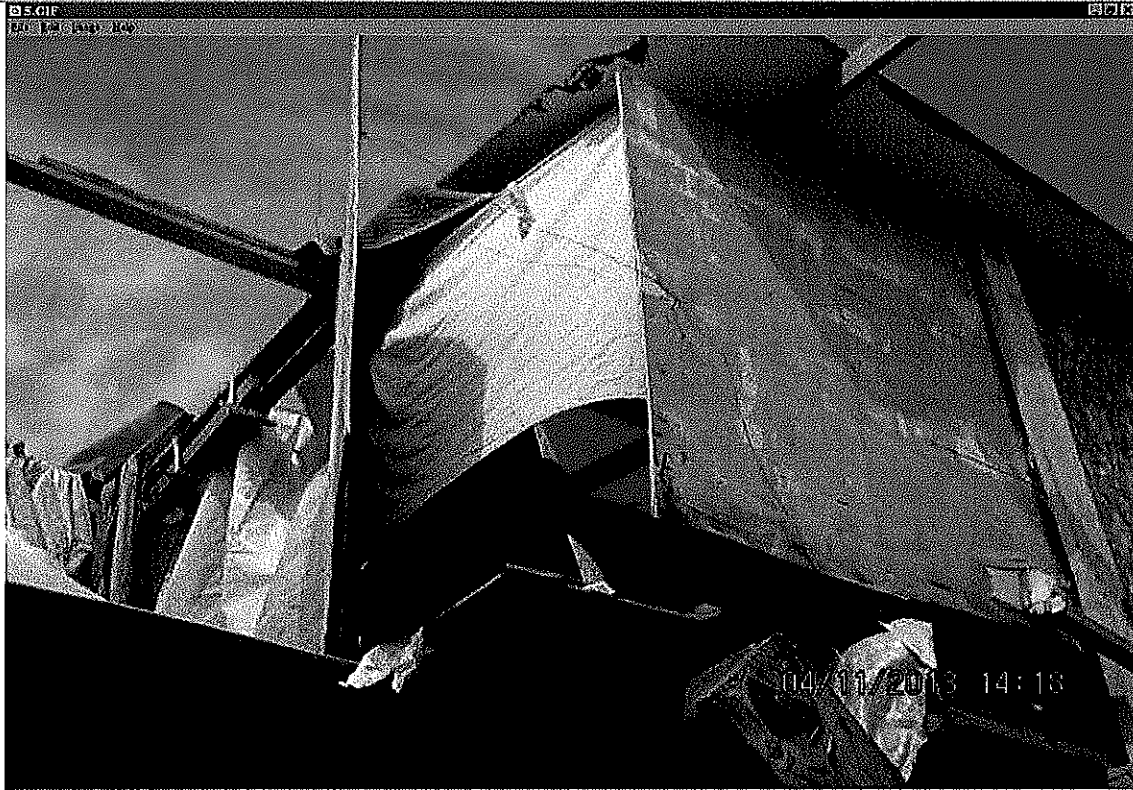
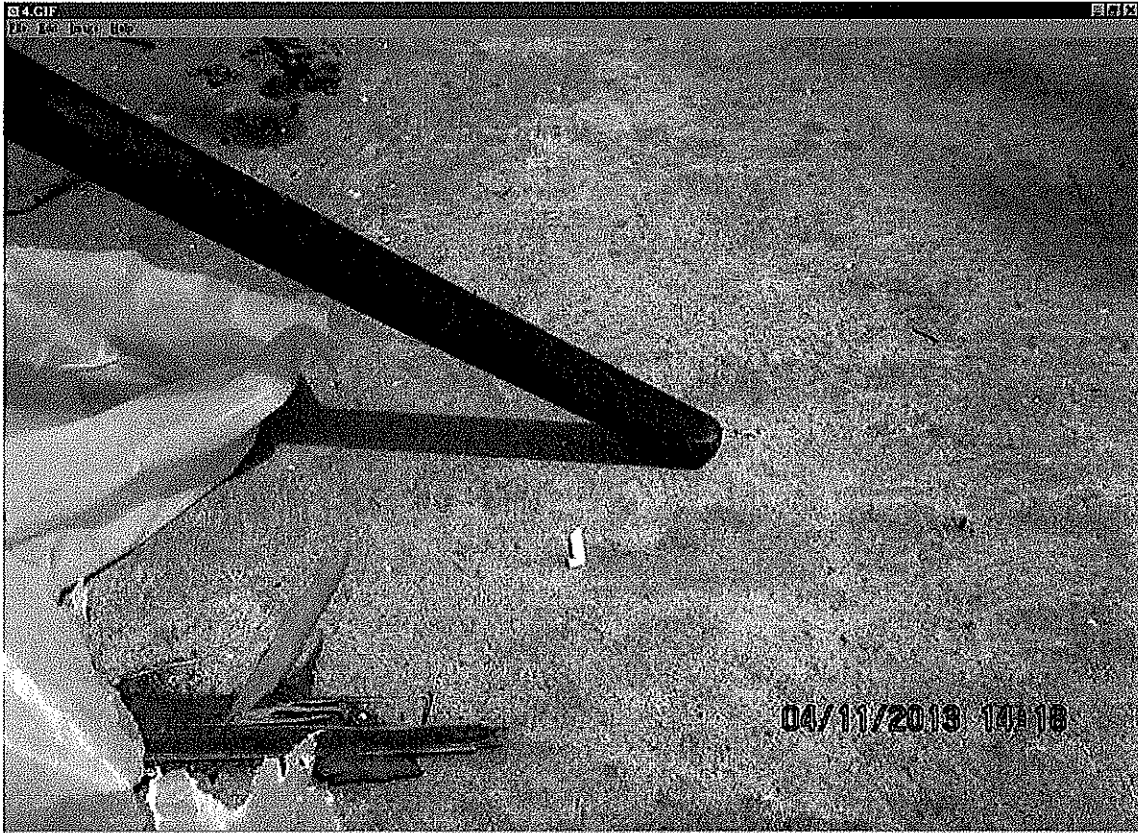
Exhibit B



**APRIL 11, 2013 @ 2:13 P.M.-ACCUMULATION OF DEBRIS VISIBLE FROM
STREET IN FRONT AND SOUTH SIDE YARD**

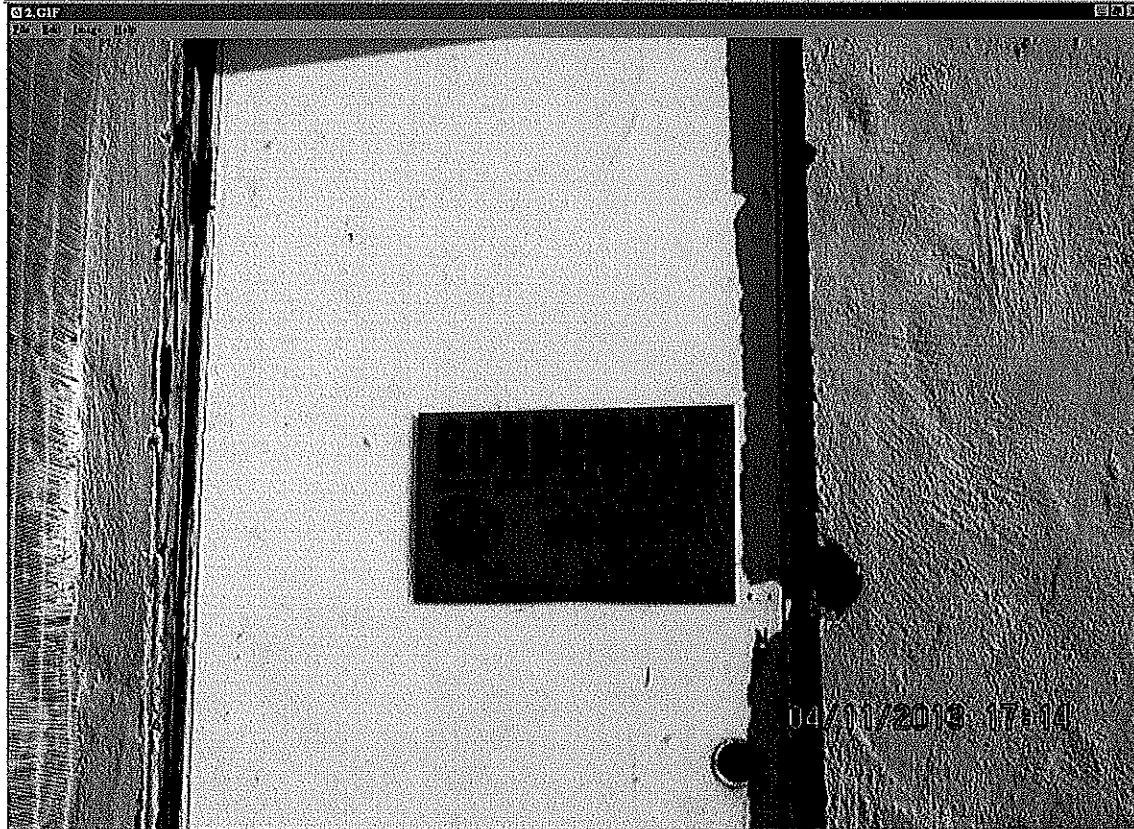


APRIL 11, 2013 @ 2:17 P.M.-ROOM ADDITION ON ROOF WITH BLACK PIPE TO DRAIN URINE INTO REAR YARD OF 532 N. 12TH ST.



APRIL 11, 2013 @ 2:18 P.M.-BLACK PIPE IN REAR YARD OF 532 N. 12TH ST. FROM ROOM ADDITION ON ROOF

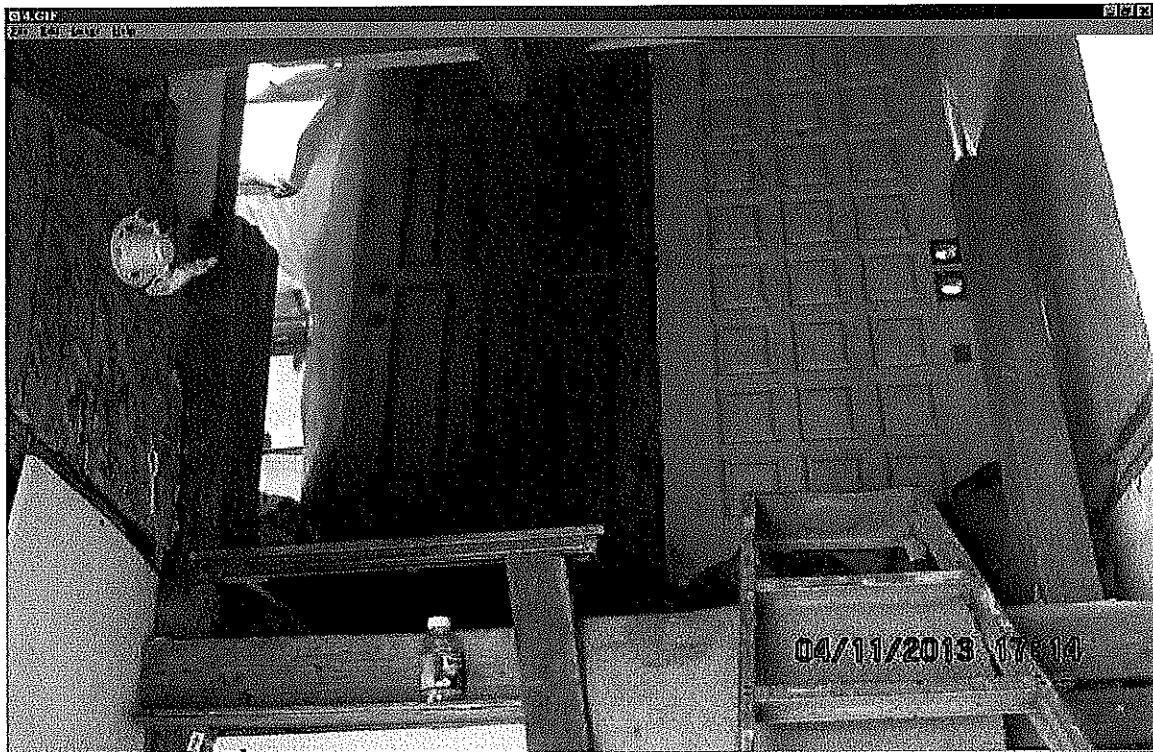
Exhibit C



APRIL 11, 2013 @ 5:14 P.M.-CONDEMNED SIGN POSTED ON FRONT DOORS
LISTED AS B1 & B2 OF REAR UNIT #534



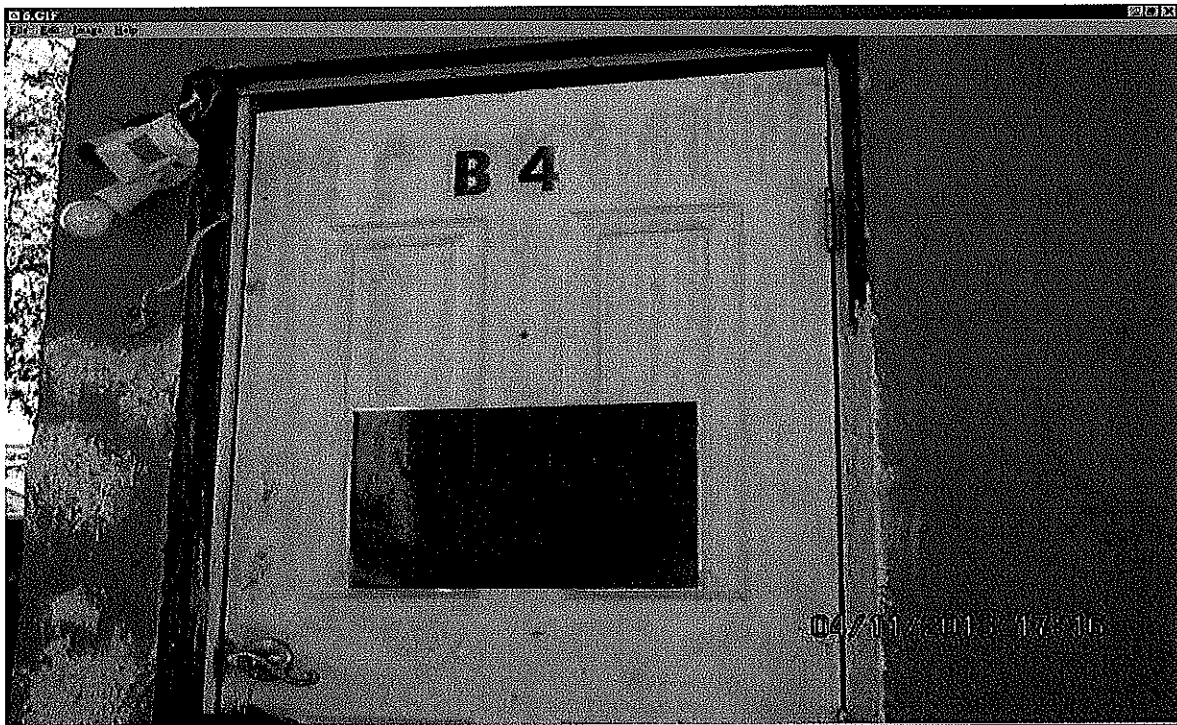
APRIL 11, 2013 @ 5:14 P.M.-KITCHEN CONVERTED TO BEDROOM FOR REAR UNIT #534



**APRIL 11, 2013 @ 5:14 P.M.-ORIGINAL WATER HEATER ROOM-ROOF REMOVED TO
ACCESS UNPERMITTED ROOM ADDITION ON ROOF OF
REAR UNIT #534**



**APRIL 11, 2013 @ 5:16 P.M.-CONDEMNED SIGN POSTED ON EXTERIOR DOOR OF
REAR UNIT #534 B3 THAT FACES THE REAR YARD FENCE**



**APRIL 11, 2013 @ 5:16 P.M.-CONDEMNED SIGN POSTED ON NEW UNPERMITTED
EXTERIOR DOOR OF REAR UNIT #534 B4 THAT FACES
THE REAR YARD FENCE**



**APRIL 11, 2013 @ 5:18 P.M.-CONDEMNED SIGNS POSTED ON THE UNPERMITTED
TWO (2) EXTERIOR DOORS LOCATED INSTALLED ON
THE SOUTH WALL OF REAR UNIT #534**